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48 Penmere Drive, Newquay TR7 1QQ

£440,000

A FANTASTIC AND INCREDIBLY VERSATILE FOUR-BEDROOM FAMILY HOME IN A HIGHLY SOUGHT-AFTER PART OF NEWQUAY, WITH A SOUTHERLY-FACING GARDEN, GARAGE, DRIVEWAY PARKING AND LOVELY VIEWS TOWARDS THE RIVER GANNEL. BEAUTIFULLY POSITIONED FOR THE BEACH, COASTAL WALKS AND TOWN CENTRE, AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 3 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR BEDROOM DETACHED PENTIRE HOME
- SOUTHERLY FACING GARDEN
- GARAGE, DRIVEWAY PARKING AND EV CHARGE POINT
- RIVER GANNEL VIEWS
- ONE BEDROOM EN SUITE
- NO ONWARD CHAIN
- FLEXIBLE ACCOMMODATION WITH A HUGE CONSERVATORY
- UTILITY/GROUND FLOOR SHOWER ROOM AND SAUNA
- HIGHLY DESIRABLE PENTIRE LOCATION
- WALKING DISTANCE TO THE TOWN CENTRE, FISTRAL BEACH AND THE RIVER GANNEL

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

If you're looking for a home where you can genuinely make the most of living by the coast, 48 Penmere Drive could be the one! You're within easy reach of Newquay town centre, Fistral and Crantock beaches, the Gannel Estuary and miles of spectacular coastal walking — while still having a proper family home to come back to.

Newquay itself has plenty going on, from independent coffee shops, restaurants and bars to the surf and beach lifestyle it's famous for. Fistral is on the doorstep for surfing and beach days, while the Gannel is perfect when you fancy something a little quieter. Paddleboard at high tide, walk across the sands when the tide is out, or just grab an ice cream and enjoy it all.

Inside, the house has been extended and adapted over the years to create a really useful amount of space, with four bedrooms and several different areas for family life, relaxing and entertaining.

The sitting room is a particularly cosy space, with a wood-burning stove providing a lovely focal point and a bay-style window overlooking the front. There's also useful storage beneath the stairs.

From here, the house opens up into the kitchen and dining area. The kitchen has a good range of units, quartz worktops, integrated gas hob and oven, sink and space for additional appliances. The dining area then leads into one of the more unusual features of the house — a glazed atrium which brings plenty of light into the centre of the accommodation and gives you a lovely outlook towards the River Gannel.

From the atrium, you step through into the conservatory. This has been upgraded with a solid roof incorporating two glazed panels, making it a much more comfortable and versatile room to use throughout the year. With an outlook across the garden, it could work beautifully as a second sitting room, playroom, home study or somewhere to sit with a coffee and enjoy the outlook.

There's also a useful utility/shower room on this floor, complete with its own sauna — definitely not something you find in every family home!

Upstairs you will find four bedrooms, three of which are doubles, alongside a further single bedroom and the family bathroom. The main bedroom has an attractive outlook towards the river and benefits from its own en suite bath/shower room.

Outside, there's plenty on offer. The driveway provides parking for two cars and leads to the garage, while an EV charging point has also been installed.

The rear garden is enclosed and enjoys a southerly aspect, with a good-sized lawn, a decked area and useful storage. It's a really versatile outdoor space — plenty of room for children to play, somewhere to entertain friends in the summer, or simply a sunny spot to enjoy at the end of the day.

The combination of space, flexibility and location is what makes this house stand out. You're close enough to walk into town or head down to the beach, but you still have the proportions, parking, garden and practicality you'd want from a proper family home.

Kitchen/Diner

4.75m x 3.25m (15'7" x 10'7")

Living Room

4.39m x 3.84m (14'4" x 12'7")

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Garage

4.56m x 2.48m (14'11" x 8'1")

Sun Room

4.71m x 4.14m (15'5" x 13'6")

Bedroom 1

5.18m x 2.48m (16'11" x 8'1")

En-Suite Bathroom

2.53m x 2.43m (8'3" x 7'11")

Bedroom 2

4.28m x 2.90m (14'0" x 9'6")

Bedroom 3

3.42m x 2.58m (11'2" x 8'5")

Bedroom 4

2.40m x 2.17m (7'10" x 7'1")

Bathroom

2.19m x 1.73m (7'2" x 5'8")

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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